



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY DECEMBER 21ST, 2009
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis.missouri.org/citygov/planning/heritage

PRELIMINARY REVIEWS

- | | | |
|-----------|------------------------------------|-------------------------------------|
| A. | 4025 FLAD AVE. | SHAW HISTORIC DISTRICT |
| B. | 2248 NEBRASKA AVE. | FOX PARK HISTORIC DISTRICT |
| C. | 3924 & 3930 S. BROADWAY | PRESERVATION REVIEW DISTRICT |

APPEALS OF STAFF DENIALS

- | | | |
|-----------|----------------------------|---|
| D. | 5062 WATERMAN BLVD. | CENTRAL WEST END HISTORIC DISTRICT |
| E. | 1201 DOLMAN ST. | LAFAYETTE SQ. HISTORIC DISTRICT |



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

Date: December 21, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner
Subject: Preliminary Review to install non-compliant aluminum windows on the front facade.
Address: 4025 Flad Avenue
District: Shaw Neighborhood Historic District — Ward 8



4025 FLAD AVENUE

Owner/Applicant:
Shirley Klingbeil

Purpose: To install non-compliant aluminum windows on the front façade.

Recommendation:
That the Preservation Board should deny the Preliminary Review as the work does not comply with the historic district standards.



Background

On April 24, 2008, the Cultural Resources Office received an application to install windows at 4025 Flad Avenue. Staff approved a permit for replacement of the sides and back windows. The owner was told that the front windows could not be vinyl, or an incompatibly designed aluminum, and the original windows should be repaired. The owner stated that she had already paid for the windows and wished to seek a variance. Due to a protracted illness, the owner is now returning on a preliminary basis to try and secure a variance.



CONTEXT ACROSS



CONTEXT WEST

Site and Surrounding Area

4025 Flad is a two story single-family Classical Revival style building in the Shaw Historic District. The home is located on the north side of the street between Lawrence Ave. to the east and Thurman Ave. to the west. The buildings surrounding 4025 Flad are residential, primarily single-family brick buildings of similar architectural style and date of construction.

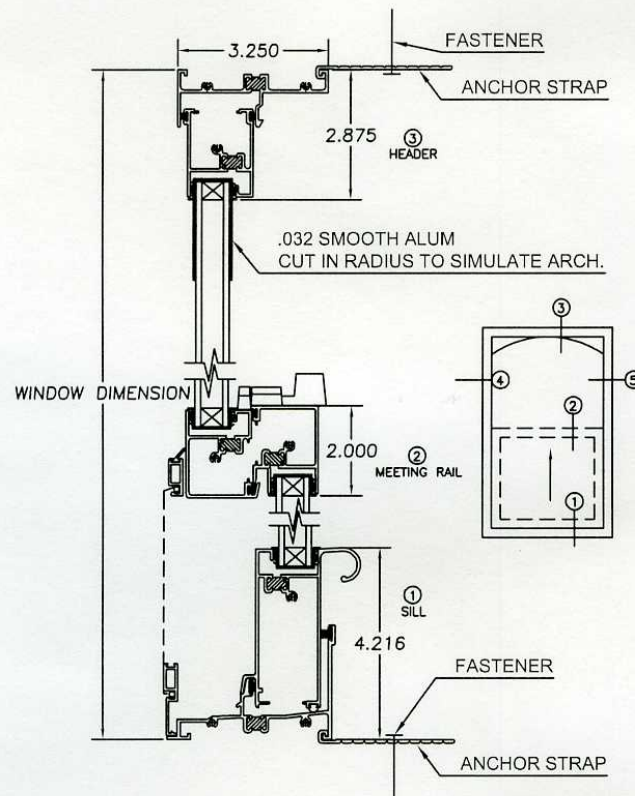
The surrounding buildings are all well-maintained and are contributing resources to the Shaw Local Historic District.



DETAIL OF WINDOW



INTERIOR DETAIL



PROPOSED WINDOW DETAIL

Relevant Legislation

Per the Shaw Neighborhood Historic District Standards, Ordinance #59400:

Residential Appearance and Use Standards...

2. Structures...

D. Details

Architectural details on existing structures, such as columns, dormer, porches and bay windows should be maintained in their original form if at all possible....Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures.

Does not comply. The replacement windows will not replicate the proportions and appearance of the original windows. The upper sash will not fit the arched opening correctly because it lacks the depth of trim that helps define the upper arch.

Both new and replacement windows and door frames shall be limited to wood or color finished aluminum.

Complies. Replacement windows are aluminum.



EXAMPLE OF SIMILAR WINDOW IN NEIGHBORHOOD

Community Consultation

At this writing, we have not received any written communication concerning the project from the Alderman for the Ward or the neighborhood.

Comments

4025 Flad is a Classical Revival style building. Much of the architectural expression for this building style is found in the design of windows and doors. The windows that the owner is proposing to install will seriously affect the building's historic character and integrity. The windows are flat and contemporary in appearance. The upper sash will not fit the arched window correctly. A proposed arched insert will still leave a gap in the top part of the window.

The owner has stated that she has paid for the window and cannot afford to take the monetary loss and install the proper windows. In addition, the window company will not take the windows back and refund her money. Also, the owner believes that she cannot afford to repair the windows but has not produced evidence showing that she has explored that option.

Conclusion

Staff recommends that the Preservation Board deny the preliminary review request as the proposed work is not in compliance with the historic district standards.

Contact:

Bob Bettis
Telephone:
E-Mail;

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bettisb@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: December 21, 2009
SUBJECT: Preliminary Review to replace 5 windows on the front of a rowhouse
ADDRESS: 2248 Nebraska
JURISDICTION: Fox Park Local Historic District - Ward 7
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



2248 NEBRASKA

Owner:
Natalija Karich

Applicant:
Maria Karich

Purpose:
Preliminary Review to replace 5 windows on the front of a rowhouse in the Fox Park Historic District.

Recommendation:
The Cultural Resources staff asks the Preservation Board's guidance in regard to the use of differing window materials on the front facade of a building.



PROPOSAL:

To install five (5) Quaker Historic 'ERIC' windows on the front facade of a rowhouse.



2248-2254 NEBRASKA ROWHOUSE



**EXISTING 1ST FLOOR WINDOWS AT
2248 NEBRASKA**



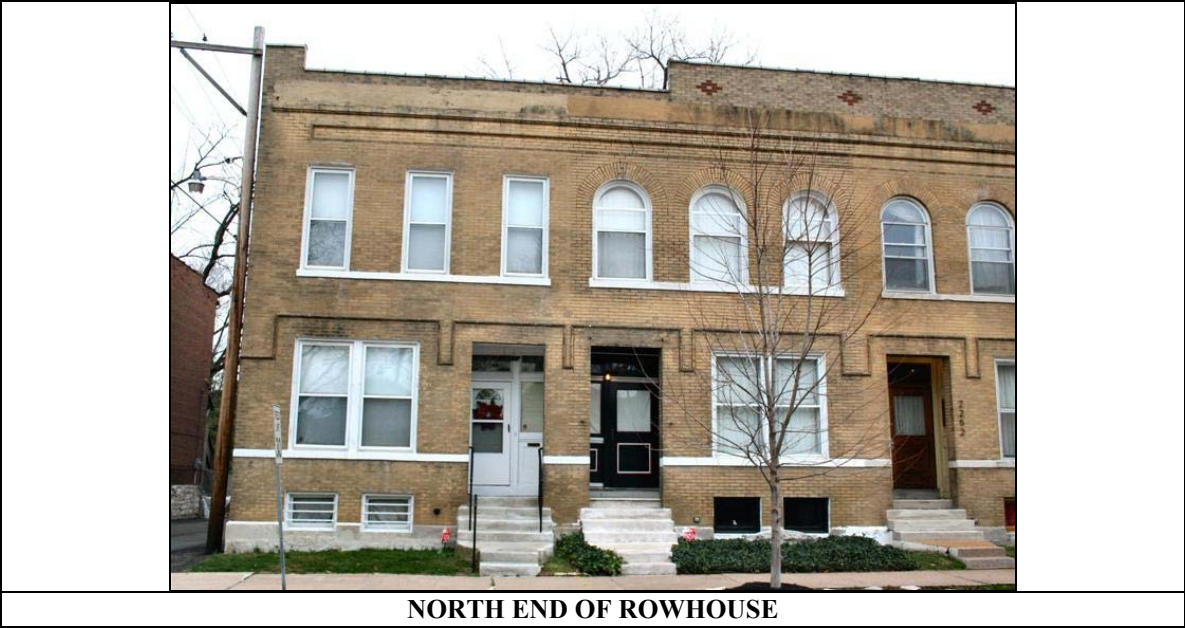
**EXISTING 2ND FLOOR WINDOWS AT
2254 NEBRASKA**

BACKGROUND:

In September of this year, Ms. Karich contacted the Cultural Resources Office regarding replacing the windows in her home. She stated that she planned to install the Quaker Historic 'ERIC', or Crown M-1400 windows on the front and was asking whether she could install vinyl windows on the alley side and rear of the house. The staff advised her that she could use vinyl on the north and rear sides as those windows were not visible from the street. The staff did not

advise her Quaker windows would not be allowed on the front, as the information provided did not include the fact that the building was an attached row house.

In November, Ms. Karich applied for a permit for the windows. The side and rear windows were approved. Ms. Karich applied for a Preliminary Review for the front windows as she was then advised that she would have to use wood windows on the front of the building since the attached rowhouses to the south still retained their original wood windows. When the staff went out to take photographs for the agenda, it was noted that vinyl replacement windows had been installed without a permit in the unit at the opposite end of the rowhouse. Although it is not clear when this was completed, the staff will send the owners a violation letter.



NORTH END OF ROWHOUSE

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braska is located at the north end of a rowhouse between Milton and Shenandoah Ave. in the Fox Park Historic District. The area is primarily residential, with some corner commercial buildings.



RELEVANT LEGISLATION:

Excerpt from Ordinance #66098, Fox Park Historic District:

203 Windows

Comment: Windows of historic buildings are a very important part of a building's historic character.

203.1 Windows at Public Facades

Windows in Public Facades shall be one of the following:

The existing window repaired and retained.

A replacement window which duplicates the original and meets the following requirements;

Replacement windows or sashes shall be made of wood or finished aluminum.

The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.

The number of lites, their arrangement and proportion shall match the original or be based on a Model Example.

The method of opening shall be the same as the original with the following except double-hung windows may be changed to single-hung.

Reconstructed windows and sashes in a Public Facade shall be based on the following;

An adjacent existing window in the same facade which is original;
or

If all windows on a facade are being replaced than they shall be based on a Model Example or the window detailed in Figure S.



COMMUNITY CONSULTATION: _____

The Cultural Resources Office has not been contacted by the Alderwoman, or any neighborhood group regarding this project.

COMMENTS :

Although the Quaker Historic 'ERIC' windows are approved for use on public facades in the Fox Park Historic District, this four unit attached rowhouse is a special case. The adjacent two houses in the row still retain their original wood windows. If these windows were to be replaced at some point, the round head windows on those two homes would necessitate the use of wood windows, as they are not available in aluminum historic replacement windows.

If the Quaker aluminum windows would be installed at 2248 Nebraska, they will always be a different material than the windows in the center two units of the row, even if those windows are replaced. The staff believes that the use of differing materials on the front facade of the rowhouse will detrimentally affect the historic character of the building.

CONCLUSION:

The Cultural Resources staff asks the Preservation Board's guidance in regard to the use of differing window materials on the front facade of a building.

CONTACT:

| | |
|--------------|--|
| Andrea Gagen | Planning and Urban Design, Cultural Resources Office |
| Telephone: | 314-622-3400 x 216 |
| Fax: | 314-622-3413 |
| E-Mail: | gagen@stlouiscity.com |



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

Date: September 21, 2009
From: Cultural Resources Office
To: City of St. Louis Preservation Board
Subject: Preliminary Review of Proposed Demolition
Address: 3928 S. Broadway
District: Preservation Review District **Ward:** 9



Owner/Applicant:
KOBA, L.P.
Ken Nuernberger

Purpose:
Demolish building for construction of a surface parking lot

Recommendation:
Staff recommends denial per Alderman Ortman and previous Board decision



Background:

In August, 2009 the Preservation Board reviewed the appeals of staff denials for the proposed demolition of two buildings on S. Broadway: 3924 and 3928-30 S Broadway. At the time, the Board denied the appeals. The Board decision was as follows:

The Preservation Board voted to deny the appeals of the staff denials of the demolition permit applications for the buildings and asked that the applicant return with a new presentation that addresses the development of 3924 S Broadway.

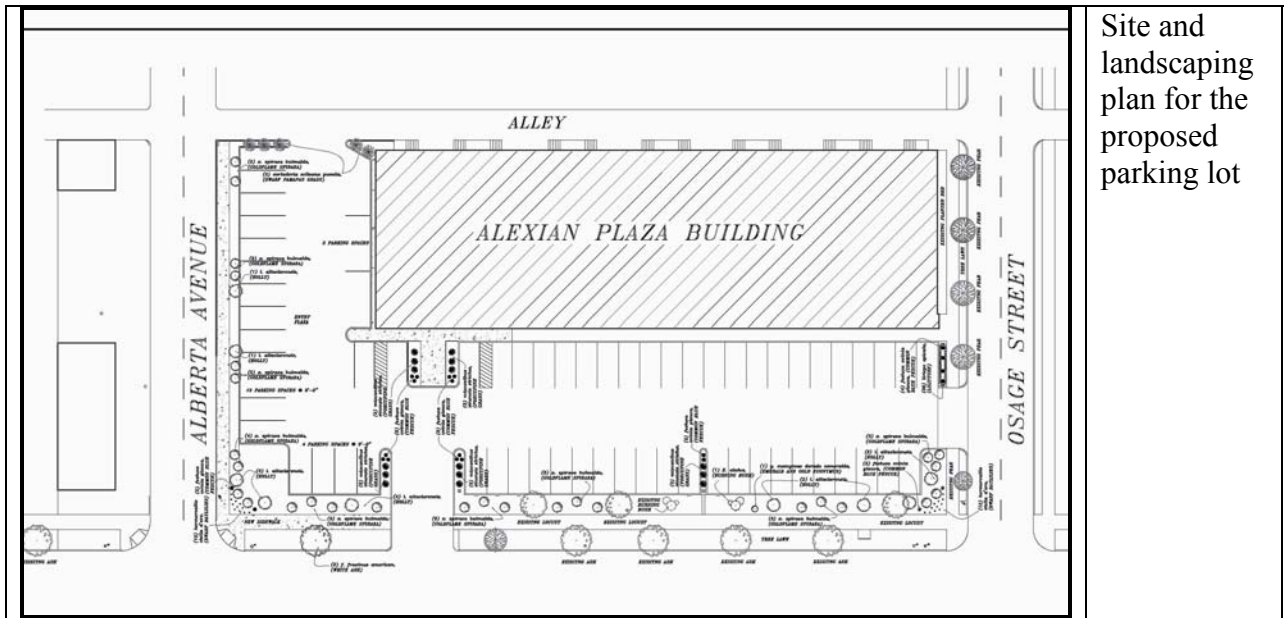
The motion passed unanimously.

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| 3924 S. BROADWAY | 3924 AND 3928-30 S BROADWAY |

The owner, Koba, L.P, did not appeal the Board decision to the Planning Commission. He has now filed a Preliminary Review application for the proposed demolition of 3928-30 S. Broadway. He has also submitted drawings illustrating rehab of the facade of 3924 S. Broadway.

Reasons for Application:

The owner wishes to construct a surface parking lot to supplement parking for a new tenant at the adjacent commercial strip mall.



Site and Surrounding Area:

The site is a commercial building located at the north edge of a commercial strip mall on S. Broadway across from Alexian Brothers Hospital. The original building, constructed in 1890, has been covered with a metal "storefront". Formerly the site of Carnival Supply Company, it has been owned by KOBA, L.P. since 2003.



South Broadway just north of the site is primarily a motor vehicle oriented commercial street with a mix of historic and mid to late 20th Century buildings.



The photograph above shows 3924 S. Broadway, the entrance to Alberta Street, and the north corner of 3928-30 S. Broadway.



The Alexian Plaza Shopping Mall and part of the south wall of 3928-30.



The south wall of 3928 S. Broadway.



Alexian Brothers Hospital across S. Broadway from the site looking west on Alberta St. to S Broadway.



A close-up photograph of the hospital. t

Governing Legislation:
See Attachment I, Title 24:

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

All demolition permit application reviews pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

No Redevelopment Plan passed by Ordinance has been approved.



B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or



craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

The building would be considered "Qualifying" and contributing to a District if the metal facade were removed.



The historic structure is evident from the side and rear photographs, and combined with the building at 3924 plus those on Alberta, an small National Register District could be created.



Views of Alberta looking east from S Broadway. The residential neighborhood behind the buildings retains considerable integrity.



C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

No evidence has been submitted that the building is unsound. The building appears sound upon exterior inspection.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished

value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

The building is attached to an architecturally incompatible commercial strip mall. Its demolition would not have an adverse effect on the attached building.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The adjacent buildings on S. Broadway and on Alberta are in good to excellent condition.

2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

No evidence has been submitted regarding the reuse potential of the building.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

No evidence of economic hardship has been submitted.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

The building is attached to an architecturally incompatible commercial strip mall. Its demolition would not have an adverse effect on the attached building.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.

Because of the juxtaposition of the 19th Century building with the contemporary strip mall, there would be no loss of integrity along S. Broadway. If the building were to be retained and rehabilitated, there would be considerable integrity along Alberta.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

While the building has the potential to be a 'contributing' building in a National Register District, in its current conditions it would not be a significant loss on S. Broadway. Its loss will, however, expose the residential area to the east along Alberta, to the commercial traffic on S. Broadway.

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or

historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

The building and the adjacent strip mall are not architecturally compatible. The building does have the potential to be compatible with the historic context directly east in the residential neighborhood.

F. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

The building is owned by the owner of the adjacent strip mall. He has stated that its demolition will create additional parking for the commercial strip which would constitute "...expansion of an existing adjacent commercial use".

G. Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

NA

Community Consultation:

The owner has stated that he has the support of the S. Broadway Merchant's Association and Alderman Ortman. No communications regarding this support has been submitted for staff review. The only communication from Alderman Ortman is an August, 2009 letter stating that he is opposed to the proposed demolition.

Comments:

The owner has submitted architectural plans for rehabilitation of the facade of 3924 S. Broadway, as proof that he intends to stabilize and market the building as required by the August, 2009 Board decision. He has also recently repaired a partial collapse of the rear wall.

Conclusion

Staff recommends denial per Alderman Ortman and previous Board decision

Contact:

| | |
|------------|--|
| Kate Shea | Planning and Urban Design, Cultural Resources Office |
| Telephone: | 314-259-3463 Fax: 314-622-3413 |
| E-Mail: | sheak@stlouis city.com |

Amendment I:

CULTURAL RESOURCES OFFICE AND PRESERVATION BOARD ENABLING
ORDINANCE (TITLE 24) ST. LOUIS CITY ORDINANCE 64689

SECTION TWO. Purpose.

The intent of this ordinance is to promote the prosperity and general welfare of the public, including particularly the educational and cultural welfare, through:

- A. The protection, enhancement, perpetuation and use of buildings, improvements, parks, sites and natural phenomena as have or may reasonably be expected to have historic or cultural value and significance to the nation, the state or the City;
- B. The stabilization and improvement of the value of property and the equity held by citizens in their property by the enhancement of the beauty, convenience and amenity of neighborhoods, parks, streets, public buildings and monuments, and by the enhancement of civic design;
- C. The increase of economic resources available for the conservation and rehabilitation of neighborhoods and for the abatement of blight by the encouragement and use of public financial assistance and tax benefits available for the reuse of buildings, neighborhoods and public facilities with primary emphasis on making said resources available to City residents, property owners who by virtue of limited income might otherwise be unable to maintain their property, property owners whose property is not producing a reasonable income, and potential investors in property located in the City;
- D. The increase of commerce and prosperity by the protection of the value, convenience, and amenity of property and to promote the tourist trade and civic pride and wider public knowledge and appreciation of the heritage and history of St. Louis.

PART VIII - LEGISLATIVE FINDINGS WITH RESPECT TO REVIEW OF CERTAIN
DEMOLITIONS

SECTION FIFTY-FOUR. Findings.

The Board of Aldermen of the City finds and declares as follows:

- A. St. Louis contains a stock of residential and commercial buildings which is characterized by certain common architectural styles and quality construction.
- B. This building stock imparts a distinct and distinguished appearance to St. Louis which is of benefit and is attractive to visitors.
- C. Adaptive reuse of residential and commercial buildings in St. Louis has often proved to be an economically feasible and potentially profitable alternative to demolition and should be encouraged.

D. Evaluation of the economic feasibility and potential profitability of adaptive reuse is a legitimate function of the Preservation Board and Cultural Resources Office.

PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.

Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.

SECTION FIFTY-SIX.

No ordinance designating a Preservation Review District shall be adopted until the aldermanic committee to which the bill is assigned shall have conducted a public hearing on the bill. Notice of the hearing shall be given in a newspaper of daily circulation and in the City Journal at least ten days prior to such committee hearing.

SECTION FIFTY-SEVEN. Ordinance 61366, approved June 9, 1989, is hereby amended by adding one new section thereto, to be and to read as follows:

Section Sixteen. On and after the effective date of Ordinance ____ (B.B. #54) the provisions of this ordinance shall not be applicable to applications to demolish structures individually listed on the National Register of Historic Places, within a National Register of Historic Places District or for which National Register of Historic Places designation is pending.

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

SECTION FIFTY-NINE. Demolition permit Review Approval.

The Cultural Resources Office or Preservation Board shall have forty five working days after receipt of a copy of an application under Section Fifty-Eight to review same as hereinafter provided and advise the Building Commissioner in writing of their decision. Failure to notify the

Building Commissioner in writing by the end of such period of forty five working days shall constitute an approval of such application.

SECTION SIXTY. Demolition permit Photos.

Any Applicant shall submit a 35mm photographic print, 3" x 5" minimum, focused and exposed to show all visible facades, door and window openings and any architectural ornamentation.

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

All demolition permit application reviews pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.
2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

F. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

G. Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most

cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

SECTION SIXTY-TWO. Application Evaluation Validity of approval or denial.

Approvals or denials of applications hereunder shall be valid only for the Owner shown on the demolition application. Requests or applications for reconsideration shall not be permitted with respect to an application. The Cultural Resources Office may refer any application with respect to which it has been granted review authority to the Preservation Board for initial evaluation and decision hereunder. In performing its evaluation of any application hereunder, the Cultural Resources Office may request further information from an Applicant or Owner, make site visits or photographs, consult or obtain from public or private sources any information pertinent to its evaluation, and may consider the views of Owners of property adjacent to the Structure, of nonprofit neighborhood associations for the area in which the Structure is located, or of established architectural preservation organizations. Any information so obtained and any communications received by the Preservation Board and Office concerning any application shall be summarized in the Preservation Board or Office's decision.

SECTION SIXTY-THREE. Appeals.

Any Applicant or current Owner of a Structure may appeal an initial decision of the Preservation Board or a decision of the Cultural Resources Office under Sections Fifty-Eight to Sixty-Two to the Preservation Board by filing a written notice of such appeal with the Cultural Resources Office within fifteen days after the date of mailing of such decision by the Cultural Resources Office. The Cultural Resources Office shall immediately refer any application which is the subject of such an appeal, and the Cultural Resources Office's entire file thereon, to the Preservation Board for hearing and resolution, based on the criteria set out in Sections Fifty-Eight to Sixty-Two. Requests or applications to the Preservation Board for reconsideration of any such appeal shall not be permitted. The Preservation Board shall issue its decision on applications appealed under this section by the sixtieth working day following receipt of the application by the Office under Section Fifty-Eight. Any such appeal shall be deemed and conducted as a contested case within the meaning of Chapter 536, RSMo., as amended, and shall be appealable and reviewable as in such chapter provided. The Cultural Resources Office is hereby authorized to appeal any decision of the Preservation Board. Any final decision of the Preservation Board may be appealed to the Planning Commission pursuant to Section Fifty-Three.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

Date: December 21, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Appeal of a Staff Denial of an application to replace a French clay tile roof with artificial slate
Address: 5062 Waterman Blvd.
District: Central West End Local Historic District Ward: 28



5062 WATERMAN BLVD.

Owner:
Central Reform Congregation

Appellant:
Rex Beckham

Purpose:
To install artificial slate

Recommendation:
The Preservation Board upholds the Staff denial as the proposed work does not meet the Central West End Historic District Standards.



Background

The owners applied for a permit on November 3, 2009 to replace the existing Mound City French clay tile roof with synthetic slate. As the proposed replacement does not meet the Central West End Historic District Standards and no remedy could be reached with the owners, the permit was denied. The owner appealed the decision on November 30, 2009 and was subsequently scheduled for the December 21, 2009 Preservation Board.



ACROSS WATERMAN TO THE WEST---CONTEXT---ACROSS WATERMAN TO THE EAST

Site and Surrounding Area

5062 Waterman Ave. consists of a two and a half-story single family house designed in a Classical Revival style in the Central West End Historic District. The subject property is located near the southwest corner of Waterman Blvd. and Kingshighway Avenue, two blocks north of Forest Park. Buildings in the surrounding area are residential, primarily single and multi-family houses designed in a similar architectural style and dates of construction.

The surrounding buildings are all well-maintained and are contributing resources to the Central West End historic district.



LOOKING SOUTHWEST



CLOSE UP OF LOOSE FLASHING



"French Cut"

PROPOSED MATERIAL

Relevant Legislation

Per the Central West End Historic District Standards from Ordinance #56768:

RESIDENTIAL APPEARANCE STANDARDS...

2. Structures...

D. Details (for permit required work):

“Architectural details on existing structures...should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design on these renovations should be compatible in scale, materials, and color with existing features of the building and the adjacent historical structures.”

Does not comply: The proposed artificial slate does not match the appearance of the original French clay tile. The tile is an original character defining feature and should be retained or replaced to match existing. The owner has not specified what will become of the ridging detailing.

F. Roof Material-Roof Materials shall be slate, tile, copper, or asphalt shingles when visible from the street.

Does not comply: Staff only allows the installation of artificial slate when replacing original slate. The artificial slate must match the exact dimensions and color of the original material. In this instance, the proposed artificial slate does not fit that criterion.



| |
|--------------------------|
| PORCH ROOF DETAIL |
|--------------------------|

Community Consultation

At this writing, we have not received any written communication concerning the project from the Alderman for the Ward or the neighborhood.

Comments

5062 Waterman is a Revival style building with mixture of classical elements. The elaborate Mound City French tile roof is one of the key architectural features of the building and should be maintained or replaced to match. Installation of a different type of shingle will alter the appearance of the house.

The owners have produced little evidence as to why the current roof cannot be repaired. There appears to be some water infiltration due to a few broken tiles and loose flashing. However, the roof as a whole appears to be in good condition. The contractor stated that they want to use the same type of artificial slate that is on an adjacent property. That house is older and a different architectural style then the subject property.

**Conclusion**

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application as the proposed artificial slate does not meet the Central West End Historic District Standards.

Contact:

| | |
|------------|--|
| Bob Bettis | Planning and Urban Design, Cultural Resources Office |
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| E-Mail: | bettisb@stlouiscity.com |



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
Cultural Resources Department

E.

Date: December 21, 2009
To: City of St. Louis Preservation Board
From: Jan Cameron, Cultural Resources Office
Subject: Appeal of Administrative Denial: New Construction on three vacant lots
Address: 1201 Dolman Street
District: Lafayette Square Local Historic District **Ward: 6**



1201 DOLMAN STREET

Applicants/Owners:

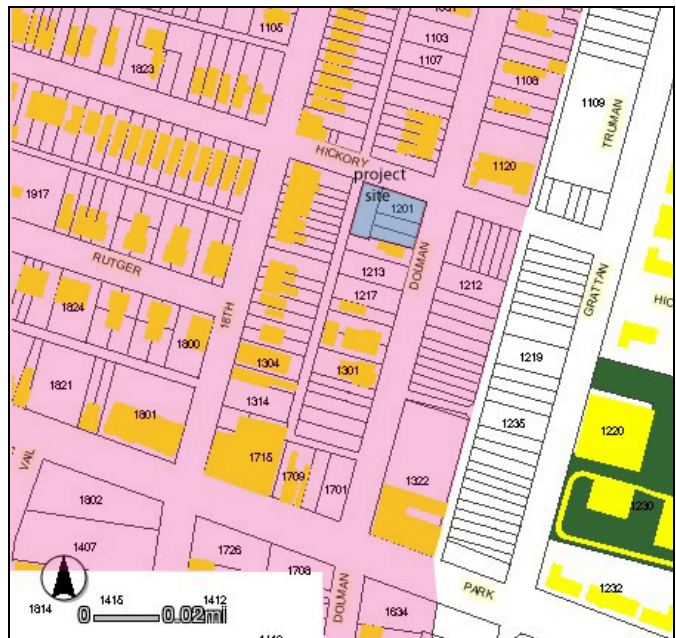
Mark R. Kalk and
Mark C. Lammert

Architect:

Jeff Day Associates
Jeffrey Keith Day, Architect

Staff Recommendation:

That approval be granted with the condition that the proportions of two windows on the Hickory elevation are revised, and subject to staff approval of exterior materials and final construction drawings.



Proposal

To construct a 2-story single-family building on three corner lots in the Lafayette Square Local and National Register Historic Districts.

Background

The Cultural Resources Office received an application for the construction of a two-story single-family house from the Building Division on 11/7/09. Ordinarily, a new construction project is first seen by the Preservation Board as a Preliminary Review prior to completion of construction drawings; however, due to a miscommunication with the neighborhood group, the

applicants received the impression that they had fulfilled historic district requirements and did not contact the Cultural Resources Office. The neighborhood had reviewed their original plans for the house and requested substantial changes to the design.

The staff determined that the application met some of the criteria of the Lafayette Square Historic District Standards, but did not conform to the ordinance's height requirements. This issue has been addressed in the revised drawings received as of concerns that the new building appeared wider than others on the block, the staff scheduled the project for Preservation Board review.

Site and Surrounding Area:

1201 Dolman is a corner property, located at the intersection of Dolman and Hickory Streets. The project is located in the eastern portion of the Lafayette Square Local Historic District: the eastern boundary runs along the alley bisecting the opposite block. The project is also within the boundaries of the Lafayette Square National Register District — that boundary runs down the center of Dolman Street.

Adjacent to the site on the south is 1209 Dolman (1890), a two-story Italianate house, recently renovated. Further south is 1229 Dolman, a small one-room house. Both buildings were



CONTEXT ON DOLMAN LOOKING NORTH
(PROJECT SITE IS AT CENTER LEFT)



CONTEXT ON WEST SIDE OF DOLMAN
PROJECT SITE IS AT LEFT

proposed for rehabilitation along with two new semi-detached townhouse structures in 2005-6. Only 1209 has been completed.



CONTEXT ON EAST SIDE OF DOLMAN OPPOSITE SITE

Much of the street is vacant, with the exception of a large commercial warehouse facing Park Avenue at its southwest corner. Dolman Street as a whole has suffered many demolitions, but most of the few remaining structures are in fair condition. Directly north of the site is St. Mary's Assumption Church; opposite is a large tract of vacant land. A Further north on Dolman are a few vacant properties in deteriorated condition.



CONTEXT LOOKING SOUTH
ALONG EAST SIDE OF DOLMAN

Reasons for Application:

The owners have applied for a building permit. Because of ordinance time constraints, the staff was forced to issue an Administrative Denial on 12/15/09, while still working with the applicants. The applicants are appealing this Administrative Denial and have revised their original submission as a result of staff recommendations.

Relevant Legislation

Excerpt from Ordinance #63327, Lafayette Square Historic District:

301 PUBLIC AND INTERMEDIATE FACADES

- 1. The Public and Intermediate Facades of Non-Historic Buildings, New Construction and permitted Additions to existing Historic Buildings shall be reviewed based on the following:...*

301.1 Site

1. Alignment

1. New construction and additions shall have Public Facade(s) parallel to the Public Facade(s) of the adjacent buildings....

Complies. Front facade will align with adjacent building.

2. Setback

1. New construction shall have the same setback as adjacent buildings....

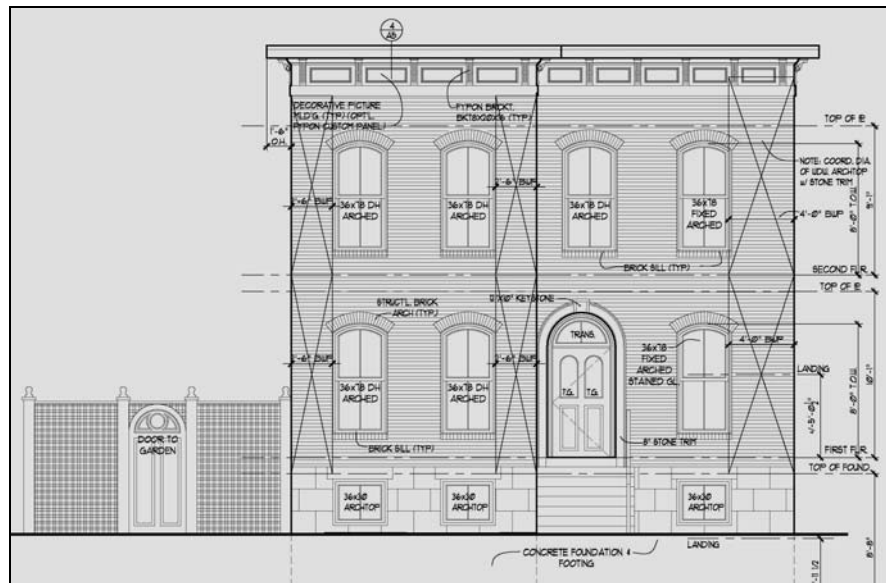
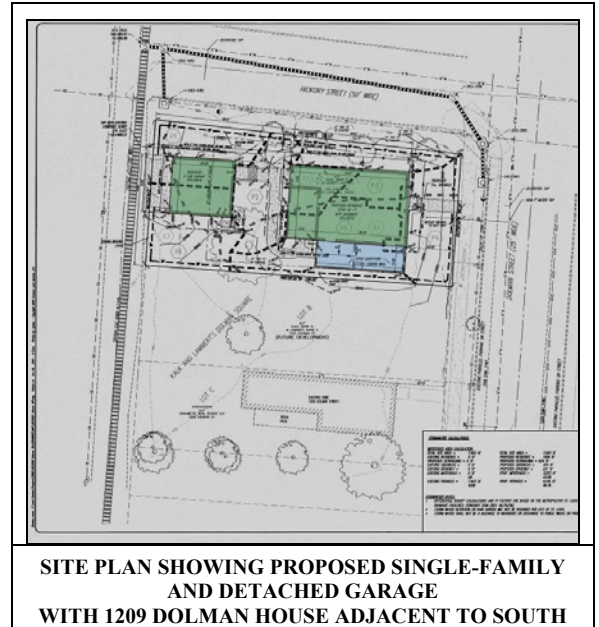
Complies. Front façade and side elevation will conform to existing building setbacks.

3. Every unit shall have a Public Facade....

Complies.

4. In all new buildings, at least one Public Facade that faces the street shall contain an entrance.

Complies.



FRONT ELEVATION WITH GARDEN ENCLOSURE AT LEFT

301.2 Mass

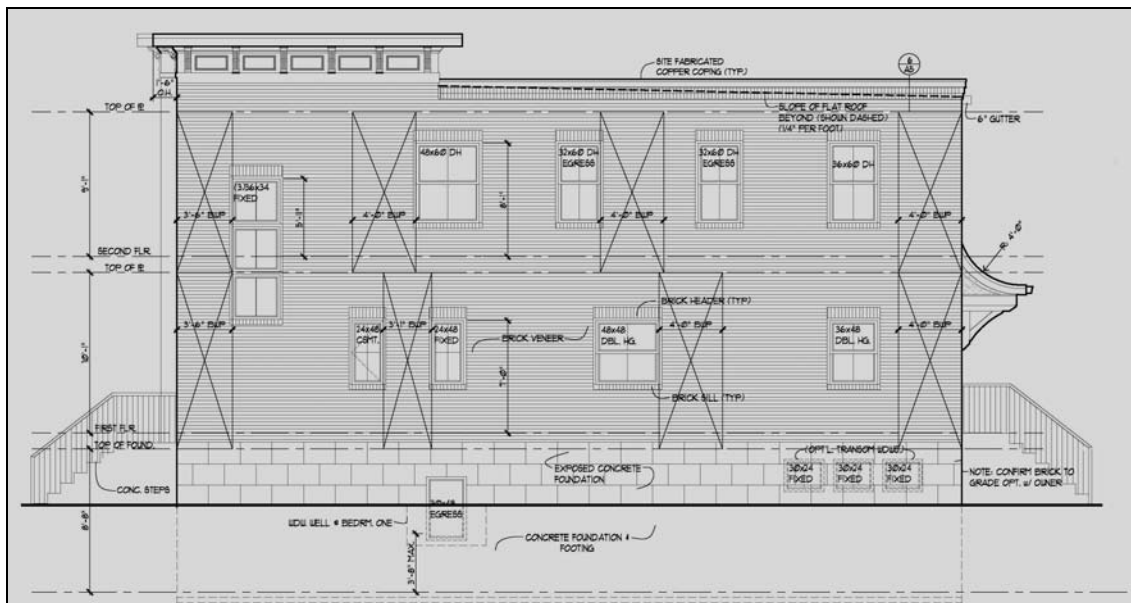
1. The mass of new construction shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The building's height at the front parapet and its floor-to-ceiling heights have been revised to conform to that of the historic building at 1209 Dolman. The new building will be wider, but other historic buildings on Dolman have even greater widths (see below).



2. *All new buildings shall be up on a base. The elevation of the first floor shall be at least 3 steps higher than the grade and there shall be steps leading to the entry. On the Public and Intermediate Facades, there shall be a differentiation in the facade near the level of the first floor that defines the base. The wall materials and/or the detailing at the base shall be distinct from that of the rest of that facade.*

Complies. The building's first floor level is similar to the adjacent building, and the material of the base is distinct from that of the walls: both front and west elevations are brick with a scored concrete foundation.



HICKORY STREET (NORTH) ELEVATION

301.3 Scale

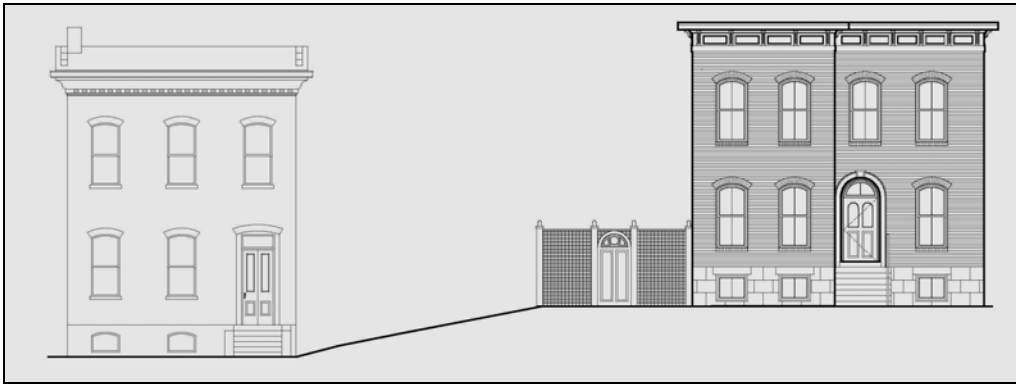
1. *New construction shall appear to be the same number of stories as other buildings within the block, or shall have the same number of stories as the building original to that site. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.*

Comment: Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the crown molding on a Mansard building, to the roof eave on a building with a sloping roof.

Complies. The building's height above grade and floor height have been revised to be similar to the adjacent building.

2. *The building height shall be within 2' above or below the average height within the block....*

Complies.



DOLMAN ELEVATION SHOWING EXISTING GRADE AND 1209 DOLMAN TO THE LEFT



PROJECT SITE — NOTE CHANGE IN GRADE FROM SOUTH TO NORTH AND FRONT TO BACK



CONTEXT ON DOLMAN SOUTH OF SITE — NOTE CHANGE IN GRADE FROM SOUTH TO NORTH

301.4 Proportion

1. The proportions of new construction and additions shall be comparable to those of adjacent buildings.

Partly complies. The size, proportions and relationship of windows, door and cornice proportions are characteristic of the historic examples on the street. However, the width of the side yard between the new construction and the adjacent building is substantial: the new building and its yard occupy three original lots. Dolman in general, however, has many vacant parcels and has lost a great deal of its original development pattern.

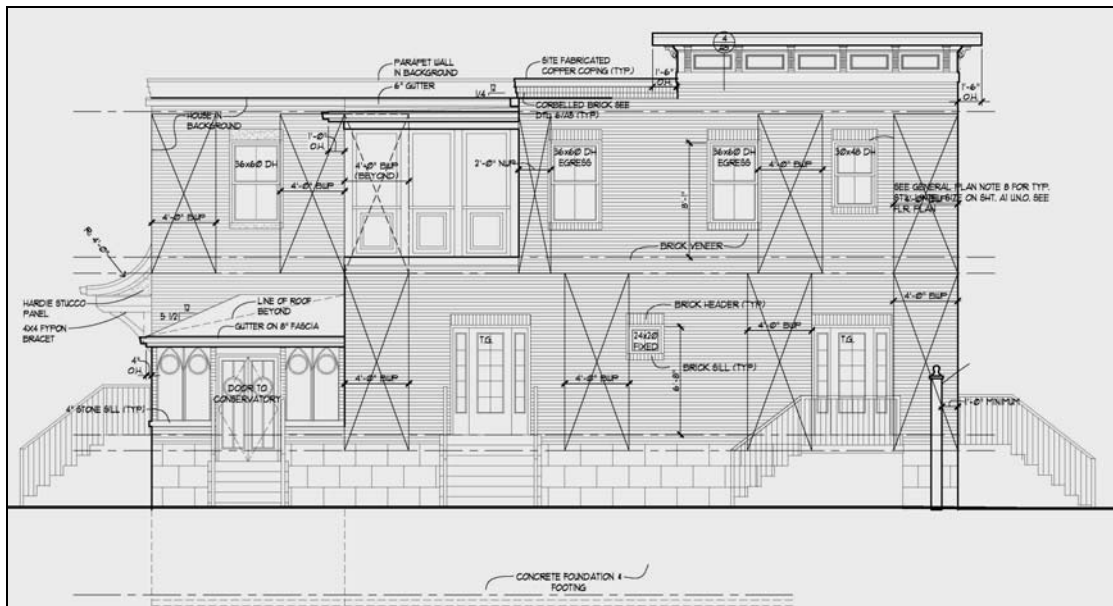


1209 DOLMAN ADJACENT TO SITE

301.5 Ratio of Solid to Void

1. The total area of windows and doors in the Public Facade of new construction and additions shall be no less than 25% and no more than 50% of the total area of the facade.

Does not comply. The area of windows and doors as compared to the total area of the front elevation appears to be just under 22%. (While the proportion is even smaller on the Mississippi elevation — approximately 10% — this is not unusual for a secondary facade, which in historic buildings is generally less articulated, even when it is facing a street.



SOUTH ELEVATION FACING 1209 DOLMAN

2. *The proportion of a window in the Public Facade of new construction and additions shall be between one of the following:*

1. *1:2 and 1:3. The height shall be at least twice the width ($W \times 2 < H$).*
2. *Approved by the Lafayette Square Restoration Committee.*

Partly complies. The front elevation has windows of the appropriate proportions; however, the Hickory elevation, which is also a Public Façade, has two windows, one at the first story that is 1:1 and another at the second story that is 1:1.2.

301.6 Public and Intermediate Facade Materials and Material Color

1. *Finish materials shall be one of the following:*

1. *Kiln-fired brick, 2-2/3"x8"x4" nominal, or brick size based on a model example.*

Comment: Brick within the District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove (See figure 8). Most brick within The District is hard and smooth and red or orange in coloration with only minor variations in coloration.

2. *Stone common to The District*
3. *Replica stone including scored stucco*
4. *Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels.*
5. *Approved by the Lafayette Square Restoration Committee....*

Partly complies. At this time, all four facades are proposed to be brick. The exposed foundation on the two Public and the Intermediate Facades will be veneered with stone.

2. *Clear and non-reflective panes of glass shall be used in Public and Intermediate facade windows, transoms and doors.*

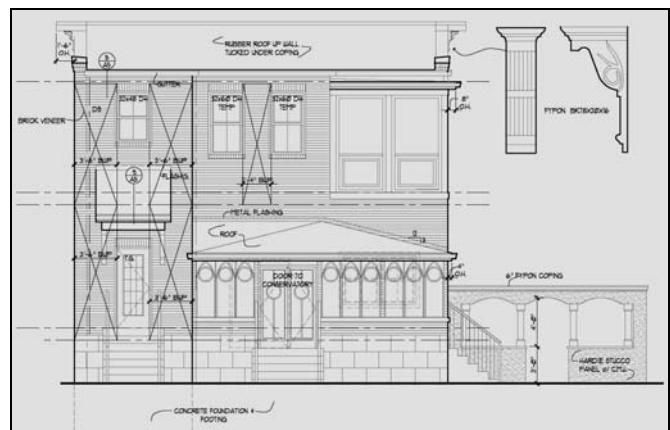
Complies.

3. *Gutters and downspouts shall comply with Section 201.8(A)(3)&(4).*
4. *A proposed structure that uses brick on the Public Facades shall also use brick on the Intermediate Facades.*

Complies. All four facades are brick.

301.7 Public and Intermediate Facade Roofs

1. *Roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, etc.*
2. *Visible roofing material shall be limited to the following:*
 1. *slate,*
 2. *synthetic slate,*
 3. *asphalt or fiberglass shingles, standard three tab design of 235 pounds per square minimum construction,*



REAR ELEVATION

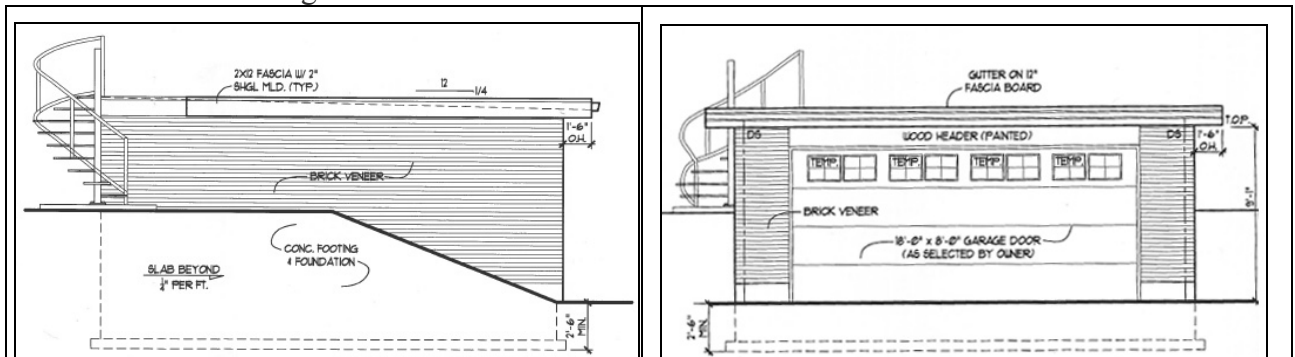
4. standing seam, copper or pre-finished sheet metal roofing,
5. Plate or structural glass....

Complies with all requirements.

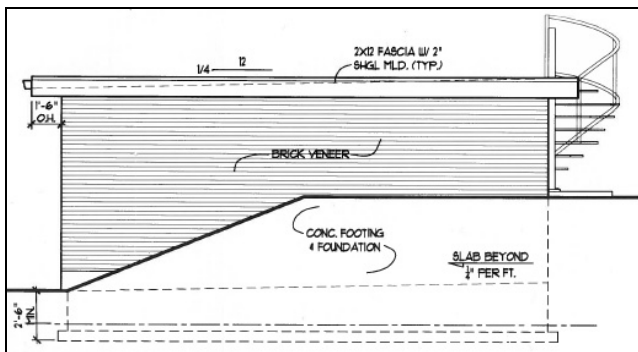
303 GARAGES, ALLEY HOUSES & CARRIAGE HOUSES

1. Garages shall be set within 10' of the alley line.
2. Garages shall be directly behind the main structure on the site. If existing site conditions prohibit this placement, then the new structure shall comply with Section 301, except 301.1(B), and 301.3.
3. Vehicular access shall only be from the alley. See also Section 301.1(F)
4. Garage doors shall be parallel to, and face, the alley.
5. Construction materials:
 1. Consistent with a model example.
 2. Brick
 3. Stone or replica stone, including scored stucco or block.
 4. Siding.

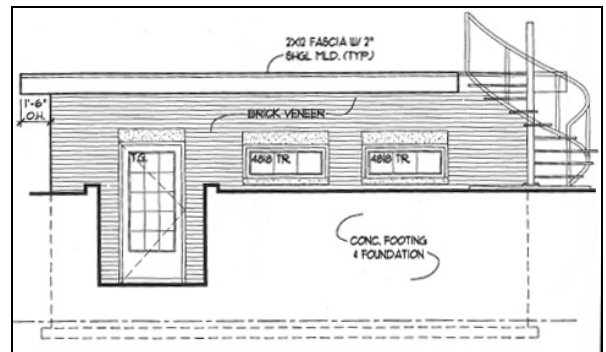
Complies with all requirements. The garage is located at the alley, and will be sided. Preliminary plans submitted indicating a spiral stair and brick are being revised.



**GARAGE ELEVATIONS AT HICKORY AND AT ALLEY
SPIRAL STAIR WILL NOT BE PART OF PROJECT AND GARAGE WILL BE SIDED**



SOUTH ELEVATION



EAST ELEVATION FACING HOUSE

403 FENCES

Comment: Fences are a very important part of the streetscape within historic districts. Fences can frame a view of an individual's property, define public versus private ownership, and act in unison with other fences to add a sense of continuity and rhythm to the street....

403.2 Privacy Fences

Definition: Privacy fences are those fences which are located more than 12 inches behind the building line.

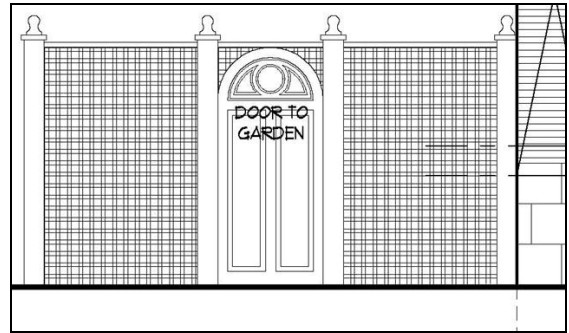
Privacy fences are restricted to a height of 72 inches or less when measured above the ground. When placed atop a retaining wall, the height shall be measured from the top of the wall.

Complies. The proposed fence on the south side of the house will set back 12 inches from the front façade.

1. *Privacy fences at Public Facades shall be one of the following types:*

1. *A reconstructed fence based on a Model Example.*

2. *A fence with a face plane created by lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of stiles and rails.*



PROPOSED FENCE DESIGN

3. *A fence with the upper face plane created by lattice as described above and with the lower section of the wall constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence.*

4. *A fence constructed of stone or brick in combination with wrought or other iron.*

5. *A fence constructed of stone or brick in combination with types 2 & 3 above or type 6 below.*

6. *A fence constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence.*

2. *Metal fences as described in 403.1(D) are acceptable.*

3. *A fence of brick or stone is acceptable.*

4. *The following types of Privacy fences are prohibited within the district:*

1. *Wire Fences*

2. *Chain link fences*

3. *Vinyl fences, except lapped vinyl lattice within a frame.*

4. *Wood lattice, except within a frame.*

Partly complies. The proposed fence on the south side of the house will be of lattice set within a frame. While this is not specifically mentioned as an acceptable fence in the Standards, it is a historic fencing design and therefore appropriate to the District.

Community Consultation

The Cultural Resources Office has received a letter from Mark Etting, Vice President for Development, of the Lafayette Square Restoration Committee, stating that the Development Committee on 9/15/09 recommended approval of the project as submitted. We have also received a letter in support of the project from the Hon. Kacie Starr Triplett, 6th Ward Alderman.

Comments

The owners have been cooperative in responding to the staff's concerns, and the height of the building, as well as the floor-to-ceiling heights, have been increased from the original submission, and now align with those of the adjacent historic building at 1209 Dolman. One minor issue is the proportion of two windows on the north elevation, which faces Hickory Street. These should be revised to reflect the proportions required by the Standards.

Conclusion

The Cultural Resources Office staff recommends that the Preservation Board grant approval to the project as currently proposed, with the condition that the two windows on the Hickory elevation be revised to reflect a minimum proportion of 1:2, and subject to staff approval of exterior materials and final construction drawings.

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